INVENTORY AND SCHEDULE OF CONDITION

FOR

38 xxxxxx Close

xxxxxxxx

xxxxxxx

Norfolk

NRxx 1xx

Produced on 13/11/2012

Landlord:

R & J Anscombe

9 Beech Close

Swaffham

Norfolk

PE37 7RA

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GENERAL DESCRIPTION & CONDITION: The property is a modern detached 3 bedroom family house situated in a cul de sac on a mature housing estate to the south of the town centre. The house has under gone recent refurbishment including complete re-decoration and is therefore in excellent condition throughout.

CONTENTS	PAGE NUMBER
DISCLAIMER	1
INVENTORY ADVICE	2
METER READINGS	3
KEY LIST	3
WATER STOPCOCK LOCATION	3
APPLIANCE USER MANUAL LIST	3
FRONT APPROACH, GARAGE & GARDEN	4
HALLWAY	5
KITCHEN	6
DINING AREA	8
LOUNGE	9
STAIRS	10
LANDING	11
BEDROOM TWO & AIRING CUPBOARD	11
BEDROOM THREE	12
BATHROOM	13
BEDROOM ONE	15
PHOTOGRAPHS – **TENANT TO SIGN**	17-21
DECLARATION SHEET – **TENANT TO SIGN**	22

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DISCLAIMER

This inventory provides a fair, unbiased and accurate record of the contents and condition of the property at the time of inspection. It is the responsibility of the landlord and tenant or the respective agents to agree between themselves the accuracy of this report.

This inventory has been prepared on the accepted principle that in the absence of comments an item is free from obvious damage or soiling.

Electric sockets and switches are in white plastic unless stated otherwise.

The person preparing the inventory is not an expert in fabrics, woods, materials or antiques etc. Nor is the inventory clerk a qualified surveyor. The inventory should not be used as an accurate description of each and every piece of furniture and equipment nor as a structural survey report.

Where inventories are completed with tenants in situ and it is deemed difficult for clerks to differentiate between that belonging to the landlord or tenant, then the report may contain inaccuracies for which the clerk cannot be held responsible.

Any room that is excluded from the tenancy will not be noted on the inventory. Property left in lofts, cellars and locked rooms which have not been inventoried are the sole responsibility of the landlord.

Windows and doors: whilst comment is made on windows and doors they are not tested to ensure that they are in working order.

Meter readings may only be taken if the meters are easily accessible.

The movement of any items of heavy furniture, appliances or equipment will not be undertaken; therefore, some observations may be restricted, where such items hinder full view.

The inventory is not guarantee of the safety or adequacy of any equipment or contents, merely a record that such items exist in the property on the date of the inventory, and the superficial condition of these items.

None of the electrical or gas appliances have been checked as to working order.

All measurements given are approximate. All colours within the inventory are to mean description of colour only and not that of any metals e.g. gold, silver, brass.

SAFETY DISCLAIMER

The inventory clerk is not a qualified electrician, HHSRS or Fire Regulation expert and is not required to report on anything which may contravene any housing or safety regulations although the clerk may indicate where something appears to require attention.

Smoke alarms in the property have not been tested and it is the tenant's responsibility to inspect these regularly to ensure they are in full working order as per the manufacturer's instructions.

Where the inventory notes "fire safety label seen", this should not be interpreted to mean the item complies with the "Furniture & Furnishings (Fire)(Safety)(Amendments)1993". It is merely a record that the item had an attached label as described or similar to that detailed in the "Guide" published

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by the Department of Trade and Industry January 1997 (or subsequent date). It is not a statement that the item can be considered to comply with the regulations.

In the case of any relevant furniture and furnishings on which no labels are identified, these will be marked with (****) on the inventory; this does not mean, however, that they do not comply – it means that no appropriate label has been noted.

INVENTORY GUIDANCE NOTES

CHECK IN INSPECTION
You are reminded that it is your responsibility at the start of the tenancy to point out any specific discrepancies on the inventory.

If no comment is made on the inventory within 5 working days from commencement of tenancy it is assumed that the items are of the standard as stated in the notes relating to the property.

The following notes are to assist you in having a problem-free move at the end of your tenancy.

Implementing the advice as appropriate will help ensure the Check Out goes smoothly and there is minimum delay in securing the return of your Tenancy Deposit.

CHECK OUT INSPECTION
The Check Out compares the condition at the end of the tenancy to that on the Inventory. The tenant must be ready to vacate the property at the appointed time. It is essential that all items are returned to respective rooms as shown on the original inventory. Please ensure that all cleaning is completed before the final inspection is due to be carried out. Failure to do this or to be ready on time may incur the tenant further costs. Liability will be assigned for any changes either to the Tenant or to the Landlord.

KEYS AND LOCKS
Please ensure that all keys and padlocks that you signed for at the commencement of your tenancy are returned, together with any extra keys that have been cut. You will be charged for any replacement keys.

CLEANING
The property should be cleaned to the same state as at the start of your tenancy in accordance with your Tenancy Agreement. Where a property was professionally cleaned at the start it must be professionally cleaned at the end. (A receipt is a good way of proving you have had the work done). If the standard of cleaning is not satisfactory most Agents or Landlords will employ a contract cleaner and the charges will be added to the dilapidation report.

OTHER
All beds should be left unmade with the linen folded. Bedding and towels should be clean and placed in the appropriate room.
All food items should be removed and freezers defrosted.
All light bulbs should be in working order as at Check In.

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METER READINGS			
	Location	Serial No.	Reading
ELECTRIC	External Meter cupboard	xxxxxxxxxx	xxxxx
GAS	External Meter cupboard	xxxxxxxxxx	xxxx
WATER	Pavement at front of property	xxxxxxxxxx	xxxx
WATER STOPCOCK LOCATION		In kitchen cupboard under sink	
KEY LIST			
Number & Type		**Purpose**	
3 Yale type		Front door	
3 Yale type		Back Door	
3 Yale type		Patio door	
3 Yale type		Garage side door	
3 Yale type		Padlock for side gate	
3 silver		Window locks	
1 Meter cupboard		Utility meters	
APPLIANCE USER MANUALS		**Location: Tenants Manual in kitchen drawer**	
Zanussi gas hob			
Zanussi electric oven			
Hotpoint fridge/freezer			
Hygena chimney extract canopy			
Ideal gas boiler			
Carron Phoenix Sink Unit			
Honeywell Central Heating Programmer			
Adam Electric Fire Suite			
Byron door Chime			
Newlec Smoke & Heat Alarm			
Kiddie Carbon Monoxide Alarm			
Triton Shower			
Landlords Gas Safety Record			
Energy Performance Certificate			
Breckland Refuse Collection Calendar 2012/13			

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	Description	Condition	Comments
	FRONT APPROACH & GARDEN		
1.	Brick weave path and driveway, gravel beds to front & side with evergreen shrubs.	Light oil stains to driveway. Shrubs trimmed, frost damage to 2 Hebes.	
2.	Outside tap with frost protection cover.		
3.	Ceramic house number plaque.		
4.	White plastic door bell push.		
5.	Alarm box, TV ariel, satellite dish & cabling.		
6.	Vent cover to bathroom extractor.		
7.	Tiled, timber framed porch, painted gloss black.		
8.	Wrought iron gate painted black, with sliding bolt & padlock fastenings.	Padlock shank rusty.	
9.	Close boarded timber fence & posts painted brown.		
	REAR GARDEN		
10.	Brick weave path & patio with slate covered small raised bed. Paving slab edging to lawn.	Lawn trimmed.	
11.	Brick walls, approx 6 ft high with coping stones to two boundaries.	One loose & one broken coping stone.	
12.	Timber slat and post fence painted green to rear boundary.		
13.	Garden shed, approx 6ft x 4ft, pitched roof, painted green.		
14.	Two Local Authority wheelie bins.		
	GARAGE		
15.	Cream metal up & over door with black t-bar handle & lock.	Rust stains. No key for lock	
16.	White upvc framed glazed door with white lever handle & lock.	Paint chipped on lock plate.	
17.	Black bulkhead light fitting, 2 black cabin hooks.		
18.	Boarded loft area with retractable aluminium ladder & pole.		
19.	Double switched socket outlet, batten light fitting with GSL lamp & fluorescent fitting & tube.		

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	Description	Condition	Comments
	FRONT DOOR		
20.	White upvc ½ glazed panelled door, frosted glass with clear motif pattern. Satin finish brass lever handle & lock, white letter flap with brush insert, white drip strip.	Letter flap frame discoloured.	
21.	White upvc frame & threshold.		
	HALLWAY		
22.	DOOR White upvc ½ glazed panelled door, frosted glass with clear motif pattern. Satin finish brass lever handle & lock, white letter flap with brush insert. White upvc frame & threshold.		
23.	CEILING Artex swirl pattern, white emulsion finish. C profile coving, white emulsion finish.		
24.	LIGHTS Batten lamp holder with low energy lamp & square beige fabric shade.		
25.	WALLS Magnolia emulsion finish.		
26.	FLOOR Light wood effect laminate. Brass threshold strip. Light brown lay on door mat	Worn along joints. Worn and scratched.	
27.	HEATING White single radiator with Danfoss thermostatic valve.	Valve cover missing.	
28.	WOODWORK White gloss architraves and skirting. Timber pattress with 4 chrome hat & coat hooks. Chrome spring type door stop.		
29.	ELECTRICS Double light switch, single socket outlet, BT socket & filter.		

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	Description	Condition	Comments
	Door bell chime.		
	KITCHEN		
30.	DOOR Timber 6 panel door finished in beige gloss, chrome lever handle. White gloss frame. Brass threshold strip.	Worn and tarnished.	
31.	WINDOWS White upvc double glazed with gold glazing bars, gold lever handle and lock. 1 top hinged opening vent. White gloss painted timber sill.		
32.	WINDOW DRESSINGS Cream vertical blind on white track.		
33.	CEILING Artex swirl pattern, white emulsion finish. C profile coving, white emulsion finish.		
34.	LIGHTS Satin chrome flush bar fitting with 4 low voltage spotlights. 2 gold surface mounted halogen down lighters in glass fronted cabinets. 3 white fluorescent fittings recessed under cabinets.	Not working.	
35.	WALLS Magnolia emulsion finish. Grey/black mix mosaic tile splash backs above all worktops.		
36.	FLOOR Terracotta ceramic tile. Brass jointing strip.	Worn and tarnished.	
37.	WOODWORK White gloss architraves and skirting.		
38.	ELECTRICS Single chrome light switch, 3 chrome double socket outlets, 2 single socket outlets, 8 chrome switched fused spurs, chrome		

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	Description	Condition	Comments
	oven switch with neon indicator. Honeywell central heating programmer.		
39.	WORKTOPS Black granite effect laminate, satin finish, square edge.	As new.	
40.	SINK UNIT Carron Phoenix satin finish stainless steel 1.5 bowl with basket strainer wastes. Chrome swivel mixer tap.	As new.	
41.	UNITS Birch effect shaker style with modern satin chrome square bar handles. Laminate plinths. Bull nose cornice & pelmet. Off white carcases with brown edges.		
42.	TALL UNITS Carcase only with bridging panel to contain fridge freezer.		
43.	WALL UNITS – clockwise from arch. Single with glazed & framed door, 1 shelf and down lighter internally. Single with 2 shelves internally. Single with glazed & framed door, 1 shelf and down lighter internally. Single with 2 shelves internally. Open corner unit, 2 shelves. Single with 2 shelves internally. Single with 2 shelves internally. Single with door extension housing gas boiler.		
44.	FLOOR UNITS - clockwise from arch. Single with 2 shelves internally. Wine rack. Single with 2 shelves internally. Open space for appliances. Double sink unit with 1 shelf internally. Plumbing for washing machine & dishwasher. Corner drawer line unit with 1 shallow drawer, soft close.	Cut outs in back panels for access to plumbing. Drawer stiff to close.	

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	Description	Condition	Comments
	Built in oven space with infill panel below. 3 drawer pack, 2 pan drawers & 1 shallow drawer, all soft close.		
45.	APPLIANCES Hygena stainless steel chimney hood extractor with stainless steel wall cladding below. Zanussi built in gas hob. Zanussi built in electric oven, 2 chrome shelves, grill pan & rack. Hot point fridge/freezer, 2 glass shelves, 2 salad crispers, egg rack, butter dish with lid. 4 pull out drawers to freezer. Ideal gas central heating boiler.	Wipe marks to surface. As new. Small crack to moulding on base of door & mark on door. Casing discoloured with age.	
	DINING AREA		
46.	DOOR White upvc ½ glazed panelled door, obscured glass with leaf pattern. Satin finish brass lever handle & lock, white drip strip. White upvc frame & threshold.		
47.	WINDOWS White upvc double glazed with gold glazing bars, gold lever handle and lock. 1 side hinged opening vent. White gloss painted timber sill.		
48.	WINDOW DRESSINGS Cream vertical blind on white track.		
49.	CEILING Artex swirl pattern, white emulsion finish. C profile coving, white emulsion finish.		
50.	LIGHTS Satin chrome flush circular fitting with 3 low voltage spotlights.		
51.	WALLS Magnolia emulsion finish.		

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	Description	Condition	Comments
52.	FLOOR Light wood effect laminate. Light brown lay on door mat.	Worn along joints.	
53.	HEATING White double radiator with Danfoss thermostatic valve.	Valve cover missing.	
54.	WOODWORK White gloss architraves and skirting. Dado rail finished to match walls. Door to under stairs cupboard finished in white gloss, white gloss frame, handle to match kitchen units.		
55.	ELECTRICS 2 chrome light switches, chrome double socket outlet, BT extension socket. Consumer unit.		
56.	APPLIANCES Wall mounted fire extinguisher.		
	LOUNGE		
57.	DOORS Timber 6 panel door finished in beige gloss, chrome lever handle. White gloss frame. White upvc double glazed sliding patio door. Satin gold handle and lock, hardwood varnished sill.		
58.	WINDOWS White upvc double glazed with gold glazing bars, gold lever handle and lock. 2 side hinged opening vents. White gloss painted timber sill.		
59.	WINDOW DRESSINGS Cream vertical blind on white track. Black metal curtain pole, twisted finials & matching tie back hooks.		
60.	CEILING Artex circle pattern, white emulsion finish. C profile coving, white emulsion finish.		

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	Description	Condition	Comments
61.	LIGHTS Black metal 3 arm pendant fitting, glass opal uplighter shades with globe lamps.		
62.	WALLS Magnolia emulsion finish over lining paper.		
63.	FLOOR Light wood effect laminate.	Worn along joints.	
64.	HEATING White double radiator with Danfoss thermostatic valve. Modern design white timber fire surround with inset electric fire, black casing with satin chrome surround, white bowl with chippings.		
65.	WOODWORK White gloss architraves and skirting. Dado rail finished to match walls. Chrome spring type door stop.		
66.	ELECTRICS Chrome light switch. Single socket outlet behind fire. Chrome single socket outlet. Chrome double socket outlet. Chrome TV ariel socket. Satellite cabling.		
67.	FURNISHINGS Pine framed mirror, wall mounted.		
	STAIRS		
68.	CEILING Artex swirl pattern, white emulsion finish. C profile coving, white emulsion finish.		
69.	WALLS Magnolia emulsion finish.		
70.	FLOOR Brown and cream mix medium pile carpet.		
71.	WOODWORK White gloss stringers, hand rail, balustrades and spindles.		

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	Description	Condition	Comments
	LANDING		
72.	WINDOW White upvc double glazed with gold glazing bars, gold lever handle and lock. 1 side hinged opening vent. White gloss painted timber sill.		
73.	WINDOW DRESSINGS Cream vertical blind on white track.		
74.	CEILING Artex swirl pattern, white emulsion finish. C profile coving, white emulsion finish. White gloss timber loft access hatch with chrome sliding bolt fastener.	Crack between hatch & wall.	
75.	LIGHTS Pendant fitting with square beige fabric shade and low energy lamp.		
76.	WALLS Magnolia emulsion finish.		
77.	FLOOR Brown and cream mix medium pile carpet.		
78.	HEATING White single radiator with Danfoss thermostatic valve.	Valve cover missing.	
79.	WOODWORK White gloss architraves and skirting.		
80.	ELECTRICS Single socket outlet, single light switch, mains smoke detector and carbon monoxide detector.		
	BEDROOM TWO		
81.	DOOR Timber 6 panel door finished in beige gloss, chrome lever handle. White gloss frame. Brass threshold strip.		
82.	WINDOWS 2 White upvc double glazed with		

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	Description	Condition	Comments
	gold glazing bars, gold lever handles and locks, each with 1 side hinged opening vent. White gloss painted timber sill.		
83.	WINDOW DRESSINGS 2 pairs Dark Blue curtains on black metal poles with fleur de lys finials.		
84.	CEILING Artex swirl pattern, white emulsion finish. C profile coving, white emulsion finish.		
85.	LIGHTS Pendant fitting with square beige fabric shade and low energy lamp.		
86.	WALLS Magnolia emulsion finish.		
87.	FLOOR Dark blue loop pile carpet.		
88.	HEATING White single radiator with Danfoss thermostatic valve.		
89.	WOODWORK White gloss architraves and skirting. Chrome spring type door stop.		
90.	ELECTRICS 2 double switched socket outlets Single light switch, TV ariel socket.		
	AIRING CUPBOARD		
91.	Flush door finished in beige gloss, gold lever handle. White gloss frame.		
92.	Factory insulated hot water cylinder with immersion heater.	Gouges in insulation	
93.	Timber slat shelf, carpet on floor, switch for immersion, loft access pole.		
	BEDROOM THREE		
94.	DOOR Timber 6 panel door finished in beige gloss, chrome lever handle. White gloss frame.		

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	Description	Condition	Comments
	Brass threshold strip.		
95.	WINDOWS White upvc double glazed with gold glazing bars, gold lever handle and lock, 1 side hinged opening vent. White gloss painted timber sill.		
96.	WINDOW DRESSINGS Light brown curtains on black metal poles with fleur de lys finials.		
97.	CEILING Artex swirl pattern, white emulsion finish. C profile coving, white emulsion finish.		
98.	LIGHTS Pendant fitting with square beige fabric shade and low energy lamp.		
99.	WALLS Magnolia emulsion finish over lining paper.	Gap in paper under sill.	
100.	FLOOR Brown and cream mix medium pile carpet.		
101.	HEATING White single radiator with Danfoss thermostatic valve.		
102.	WOODWORK White gloss architraves and skirting. Chrome spring type door stop.		
103.	ELECTRICS Double socket outlet. Single light switch, TV ariel socket.		
	BATHROOM		
104.	DOOR Timber 6 panel door finished in beige gloss, chrome lever handle with thumb turn lock. White gloss frame. Brass threshold strip.		
105.	WINDOWS White upvc double glazed with		

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	Description	Condition	Comments
	gold glazing bars, leaf pattern glass, gold lever handle and lock. 1 side hinged opening vent. White ceramic tiled sill.		
106.	WINDOW DRESSINGS Beige roller blind.	As new.	
107.	CEILING Flat with white emulsion finish.	Crack above door.	
108.	LIGHTS Flush circular satin chrome fitting with glass opal diffuser. Low voltage spotlight light inset in extractor fan.	As new.	
109.	WALLS Mango emulsion finish above white and black ceramic tiles forming splash backs and shower/bath surrounds.		
110.	FLOOR Black/grey slate effect vinyl.		
111.	HEATING Chrome ladder rack towel warmer/radiator.		
112.	WOODWORK White gloss architraves and skirting. White pre-formed pipe boxing.		
113.	ELECTRICS Pull cord light fitting with chrome cover, white toggle. Circular chrome and black extractor fan with inset spotlight.	As new.	
114.	BATH White acrylic bath with white side and end panels. Chrome pillar taps, chain & plug. Folding glass shower screen, white frame.	As new.	
115.	BASIN White semi circular ceramic full pedestal with chrome pop up waste and chrome mixer tap.		
116.	TOILET White ceramic low level close coupled suite with white plastic lid		

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	Description	Condition	Comments
	& seat. Chrome push button flush.		
117.	WALL UNITS White timber double mirror door cabinet with 1 shelf internally.	Paint chip on left hand door.	
118.	SHOWER UNIT Chrome Triton thermostatic mixer bar, chrome riser rail, hose and shower head.		
119.	FITTINGS Wall fixed chrome toilet roll holder		
	BEDROOM ONE		
120.	DOOR Timber 6 panel door finished in beige gloss, chrome lever handle. White gloss frame. Brass threshold strip.		
121.	WINDOWS White upvc double glazed with gold glazing bars, gold lever handle and lock. 2 side hinged opening vents, right hand vent opens to 90 degrees as emergency escape. White gloss painted timber sill.		
122.	WINDOW DRESSINGS Beige curtains with brown leaf pattern on black metal pole with fleur de lys finials.		
123.	CEILING Artex circle pattern, white emulsion finish. C profile coving, white emulsion finish.	Crack from window towards light fitting.	
124.	LIGHTS Pendant fitting with square beige fabric shade and low energy lamp.		
125.	WALLS Magnolia emulsion finish.	Uneven plaster under window and in corner.	
126.	FLOOR Brown and cream mix medium pile carpet.		
127.	HEATING White single radiator with Danfoss thermostatic valve.		

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	Description	Condition	Comments
128.	WOODWORK White gloss architraves and skirting. Chrome spring type door stop.		
129.	ELECTRICS 2 double switched socket outlets Single light switch		

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Front approach & garage

Rear garden

Rear garden

Kitchen

Kitchen

Kitchen

Dining Area

Lounge – Patio doors

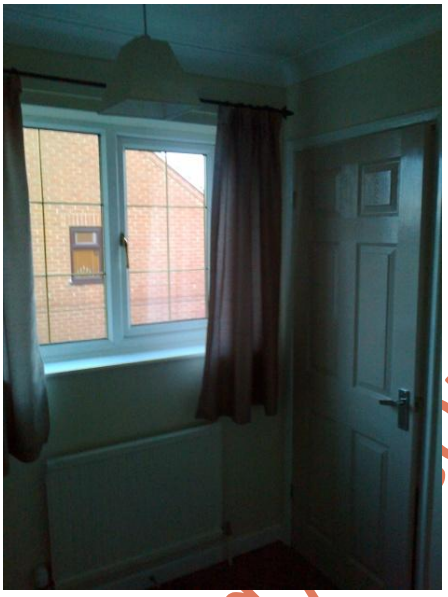
Lounge – Fire Surround & Mirror

Lounge

Landing – Bathroom & Bedroom One

Landing – Bedroom Two & Three

Bedroom One



Bedroom Two

Bedroom Three

Bathroom

Electricity meter

Gas meter

Water meter

Garage

Kitchen sink

Oven & Hob

Oven interior

Hob & Chimney Extractor Hood

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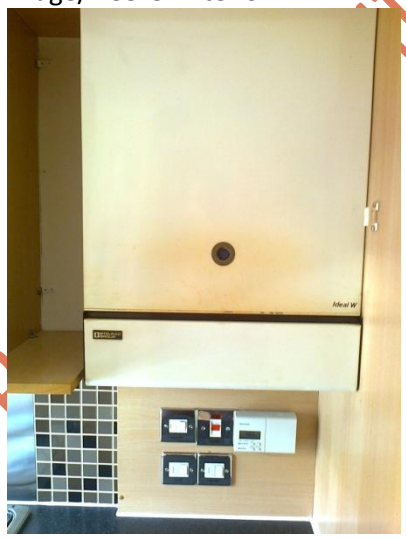
Fridge/freezer

Fridge/freezer interior

Hot water cylinder



Gas central heating boiler

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CHECK IN DECLARATION

I, as the Tenant or Tenant's representative, agree that the Inventory and Schedule of Condition relating to the above property has been checked and amendments, if any, have been clearly and correctly noted within the Comments section of the Inventory.

I confirm that the Inventory accurately reflects the condition of the property.

Each Tenant to sign, print and date below:

Print name:

Signature:

Date:

Print name:

Signature:

Date:

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IMPORTANT:
If this document is not returned to the Agent or Landlord within 5 working days of commencement of Tenancy, the Tenant will be deemed to have accepted its accuracy.